057.A	0002	0039.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	470,800	/	470,800
USE VALUE:	470,800	/	470,800
ASSESSED:	470,800	/	470,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
39		FOREST ST, ARLINGTON

OWNERSHIP

Unit #: 39A

Owner 1:	SANTIAGO ADALBERTO
Owner 2:	BRIN ERIKA L
Owner 3:	
Street 1:	39 FOREST ST UNIT 39A
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	TASSIS FEDERICA /TRUSTEE -
Owner 2:	QUORA NOMINEE TRUST -
Street 1:	290 LEXINGTON ST
Twn/City:	WALTHAM
St/Prov:	MA Cntry:
Postal:	02452

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1910, having primarily Vinyl Exterior and 875 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	470,800			470,800
Total Card	0.000	470,800			470,800
Total Parcel	0.000	470,800			470,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 538.06 | /Parcel: 538.0

Legal Description

User Acct

281206

GIS Ref

GIS Ref

Insp Date

01/31/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 057.A-0002-0039.A

!15437!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	464,000	0	.		464,000	464,000	Year End Roll	12/18/2019
2019	102	FV	334,500	0	.		334,500	334,500	Year End Roll	1/3/2019
2018	102	FV	281,600	0	.		281,600	281,600	Year End Roll	12/20/2017
2017	102	FV	257,100	0	.		257,100	257,100	Year End Roll	1/3/2017
2016	102	FV	257,100	0	.		257,100	257,100	Year End	1/4/2016
2015	102	FV	238,000	0	.		238,000	238,000	Year End Roll	12/11/2014
2014	102	FV	227,400	0	.		227,400	227,400	Year End Roll	12/16/2013
2013	102	FV	227,400	0	.		227,400	227,400		12/13/2012

PRINT

Date	Time
12/11/20	05:09:28

LAST REV

Date	Time
11/18/19	11:01:13

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15437

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TASSIS FEDERICA	70959-420	1	5/3/2018		500,000	No	No		
DEUTSCHE BANK N	70139-59		10/27/2017	Bank Sale	320,000	No	No		
MILLER DAVID J,	69227-392		5/2/2017	Forclosure	379,000	No	No		
PRESTIJOHN WILL	47257-564		4/10/2006		1	No	No		

USER DEFINED

Prior Id # 1:	37677
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/5/2018	363	Heat App	9,400	C				
2/28/2018	223	Rep.Chim	42,000	C				
2/6/2018	135	Inter-De	4,900	C				

ACTIVITY INFORMATION

Date	Result	By	Name
1/31/2018	Measured	PT	Paul T
1/31/2018	SQ Returned	MM	Mary M
4/26/2007	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7815													G8	1.		

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 | Condo | Prime NB Desc: CND | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	0 - 1 St condo		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G8	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	25.000000000
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	295.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	398.210
Other Features:	62808
Grade Factor:	1.00
NBHD Inf:	1.20000005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	493491
Depreciation:	22701
Depreciated Total:	470790

COMMENTS

SUBDIVISION 7/98.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	477.85
Special Features:	0	Val/Su Net:	538.06
Final Total:	470800	Val/Su SzAd	538.06

SKETCH

UnSketched SubAreas:
GLA: 875,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	875	398.210	348,434

Net Sketched Area:	875			Total:	348,434
Size Ad	875	Gross Are	875	FinArea	875

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

057.A-0002-0039.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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